



To: Indiana Housing Finance Authority Board of Directors
 From: Sheryl Sharpe, Wendy Landes, Shannon Fountain, Erika Scott, Jacob Sipe
 Date: July 27, 2000
 Re: Housing from Shelters to Homeownership Awards

IHFA's second round of Housing from Shelters to Homeownership applications requesting HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funding were due to IHFA in June 2000. This program funds the following general activities:

- Emergency shelters, transitional housing, and youth shelters
- Migrant/seasonal farmworker housing
- Rental units
- Homeownership units
- Homeownership counseling/downpayment assistance

IHFA received 34 applications for \$8,103,542.50 in Housing from Shelters to Homeownership funding. IHFA staff respectfully recommends funding the following 17 applications totaling \$3,867,966 and impacting 236 units.

	Round 2, 2000 - Application Received			Round 2, 2000 - Awards Recommended		
	# of Applications	Amount Requested	# Units	# of Awards	Amount Recommended	# Units
HOME	24	\$5,056,783.50	367	13	\$2,671,207.00	148
CDBG	10	\$3,046,759.00	221	4	\$1,196,759.00	88
Total	34	\$8,103,542.50	588	17	\$3,867,966.00	236

HOME

Transitional housing rehabilitation or new construction	\$447,797
Rental rehabilitation or new construction	\$444,210
Homebuyer – rehabilitation or new construction	\$519,700
Homeownership counseling/downpayment assistance	<u>\$1,259,500</u>
	\$2,671,207

CDBG

Emergency shelter rehabilitation or new construction	\$396,759
Rental rehabilitation	\$500,000
Owner-occupied rehabilitation	<u>\$300,000</u>
	\$1,196,759

HOME Investment Partnerships Program (HOME) Awards

Independent Residential Living of Central Indiana, Inc.
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HM-000-004

HOME Amount Requested: \$140,000.00

HOME Amount Recommended: **\$140,000.00**

Total Project Costs: \$332,002.00

Primary Project County: Hancock

Project Name: Mohr Road Project

Housing Activity: Rental Rehabilitation

Anticipated # of Assisted Units: 4

Independent Residential Living of Central Indiana, Inc. (IRL) will use HOME funds to purchase a property for the purpose of developing rental housing for persons with disabilities. The development will consist of four single room occupancy (SRO) units to be rented to individuals with physical and /or cognitive disabilities. IRL will provide 24-hour support services to the residents such as meal preparation, household chores, and transportation to and from medical appointments, work, social and recreational activities. The anticipated funding source of these services is through the Medicaid waiver administered by the Family and Social Services Administration. The Development staff recommends that this grant be awarded contingent upon HUD approval of an exception to a conflict of interest based on the property owner/seller being a member of the IRL Board of Directors.

Knox Co. Task Force Against Domestic Violence, Inc.
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HM-000-005

HOME Amount Requested: \$160,000.00

HOME Amount Recommended: **\$160,000.00**

Total Project Costs: \$253,245.00

Primary Project County: Knox

Project Name: Harbor House

Housing Activity: Transitional Housing - New Construction

Anticipated # of Assisted Units: 4

The Knox County Task Force Against Domestic Violence is seeking HOME funds to build four transitional housing units in Bicknell. The units will be targeted to low-income homeless families, physically disabled persons, female-headed households, and single-parent households. The organization currently operates a residential shelter for battered women and their children. With this award, they would be able to provide a place for these families to go after leaving the shelter. The units will be fully furnished, and an emphasis will be placed on security.

Mennonite Disabilities Committee, Inc.**HM-000-006****HOME Amount Requested:** \$224,210.00**HOME Amount Recommended:** **\$224,210.00****Total Project Costs:** \$323,482.00**Primary Project County:** Elkhart**Project Name:** Goldenrod**Housing Activity:** Rental - New Construction**Anticipated # of Assisted Units:** 6

Mennonite Disabilities Committee, Inc. will use HOME funds to construct six rental housing units located east of Middlebury in Elkhart County. Priority will be given to adults with developmental disabilities, including persons with autism. Mennonite Disabilities Committee, Inc will be the owner, construction manager, and management agent for the development.

Mental Health Association in Indiana, Inc.**HM-000-007****HOME Amount Requested:** \$55,407.50**HOME Amount Recommended:** **\$55,407.00****Total Project Costs:** \$135,928.90**Primary Project County:** Tippecanoe**Project Name:** The Historic Potter House Renovation Project**Housing Activity:** Transitional Housing - Rehabilitation**Anticipated # of Assisted Units:** 3

The Mental Health Association (MHA) will use HOME funds to rehabilitate three transitional housing units located in the City of Lafayette. Priority will be given to homeless men and women, persons with developmental disabilities, and mentally ill persons. MHA will be the owner, construction manager, and management agent for the development.

New Hope Services, Inc.**HM-000-008****HOME Amount Requested:** \$459,500.00**HOME Amount Recommended:** **\$459,500.00****Total Project Costs:** \$937,387.00**Primary Project County:** Scott**Project Name:** n/a**Housing Activity:** Homeownership Counseling/Downpayment Assistance**Anticipated # of Assisted Units:** 40

New Hope Services will utilize HOME funds to provide homeownership counseling services and downpayment assistance to potential homebuyers in Clark, Floyd, and Scott Counties. In conjunction with this program, New Hope Services will also provide a comprehensive home maintenance curriculum

to first-time buyers and any homebuyer purchasing a home over five years of age. The program will target female-headed households, single parent households, and the elderly.

Pathfinder Services, Inc.**HM-000-009**

HOME Amount Requested:	\$500,000.00
HOME Amount Recommended:	\$500,000.00
Total Project Costs:	\$636,975.00
Primary Project County:	Huntington
Project Name:	n/a
Housing Activity:	Homeownership Counseling/Downpayment Assistance
Anticipated # of Assisted Units:	61

This award will enable Pathfinder Services Inc. to provide homeownership counseling services and downpayment assistance to potential homebuyers. Pathfinders will provide this program throughout DeKalb, Huntington, LaGrange, Marshall, Noble, Starke, Steuben, Wabash, and Whitley Counties and within the Cities of Dunkirk and Portland in Jay County and the City of Decatur in Adams County. In addition to pre-purchase counseling services, the program includes a post-purchase counseling component whereby counseling will be provided to the homebuyer for up to five years after purchase. The program will target female-headed households and single parent households.

Southeastern Indiana Community Preservation & Development Corp.**HM-000-010**

HOME Amount Requested:	\$300,000.00
HOME Amount Recommended:	\$300,000.00
Total Project Costs:	\$392,345.00
Primary Project County:	Jefferson
Project Name:	n/a
Housing Activity:	Homeownership Counseling/Downpayment Assistance
Anticipated # of Assisted Units:	30

This award will enable Southern Indiana Community Preservation and Development Corporation (SICPDC) to provide homeownership counseling services and downpayment assistance to potential homebuyers throughout Jefferson County. With this program, SICPDC plans to target developmentally and physically disabled persons, female-headed households, single parent households, and the elderly.

HOME – Community Housing Development Organization (CHDO) Awards

EARN, Inc.

CH-000-008

HOME Amount Requested: \$80,000.00

HOME Amount Recommended: **\$80,000.00**

Total Project Costs: \$175,336.00

Primary Project County: Elkhart

Project Name: EARN Rental Housing

Housing Activity: Rental Rehabilitation

Anticipated # of Assisted Units: 2

Elkhart Association of River Neighborhoods (EARN) will use HOME funds to rehabilitate two rental units located in downtown Elkhart. Priority will be given to female-headed and single parent households. The apartments will each have three bedrooms and will be completely rehabilitated in a manner compatible with the historic architecture of the neighborhood. EARN will be the owner, construction manager, and management agent for the development.

EARN, Inc.

CH-000-009

HOME Amount Requested: \$80,000.00

HOME Amount Recommended: **\$80,000.00**

Total Project Costs: \$245,850.00

Primary Project County: Elkhart

Project Name: Vistula Street Homeownership Demonstration Project

Housing Activity: Homebuyer - Rehabilitation

Anticipated # of Assisted Units: 2

Elkhart Association of River Neighborhoods (EARN) will use HOME funds to rehabilitate two existing units located in downtown Elkhart. EARN will restore homes that have been converted into multi-family apartments back to their original use as single-family homes. The rehabilitation work and design will be complimentary to the historic architecture of the neighborhood.

Housing Opportunities, Inc.

CH-000-010

HOME Amount Requested: \$132,390.00

HOME Amount Recommended: **\$132,390.00**

Total Project Costs: \$597,055.86

Primary Project County: Porter

Project Name: Transitional Housing

Housing Activity: Transitional Housing - Rehabilitation

Anticipated # of Assisted Units: 8

Housing Opportunities, Inc. will use HOME funds to rehabilitate eight transitional housing units located in the City of Valparaiso. This is a first-time initiative for Housing Opportunities, Inc. Priority will be

given to women and their dependent children who are victims of domestic violence. Housing Opportunities, Inc. will be the owner, construction manager, and management agent for the development.

Human Services, Inc.**CH-000-011**

HOME Amount Requested: \$100,000.00
HOME Amount Recommended: **\$100,000.00**

Total Project Costs: \$159,000.00

Primary Project County: Bartholomew
Project Name: n/a
Housing Activity: Transitional Housing - Rehabilitation
Anticipated # of Assisted Units: 3

Human Services, Inc. will use HOME funds to acquire and rehabilitate three units of transitional housing in Columbus. This organization operates a homeless shelter, and by providing the next level of housing, current clients will be able to continue to use all of the services that Human Services currently provides. The units will be energy efficient and the development will include a playground and off-street parking. The targeting goal of this project is for low-income homeless families.

New Albany-Floyd County Community Housing Development Organization, Inc.**CH-000-012**

HOME Amount Requested: \$376,500.00
HOME Amount Recommended: **\$376,500.00**

Total Project Costs: \$873,785.00

Primary Project County: Floyd
Project Name: Scattered Site Homebuyers Project
Housing Activity: Homebuyer - Rehabilitation & New Construction
Anticipated # of Assisted Units: 10

The New Albany-Floyd County CHDO plans to rehabilitate five units and construct five units within the urbanized area of New Albany. These units will be available for purchase to low and moderate income persons, and they will be specifically targeted to physically disabled persons, female-headed households, and single-parent households. This is the first construction project for this newly organized CHDO.

Vincennes Homeownership, Inc.**CH-000-013**

HOME Amount Requested: \$63,200.00
HOME Amount Recommended: **\$63,200.00**

Total Project Costs: \$256,875.00

Primary Project County: Knox
Project Name: n/a
Housing Activity: Homebuyer - Rehabilitation
Anticipated # of Assisted Units: 4

Vincennes Homeownership Inc. will use this HOME award in conjunction with a Trust Fund loan to rehabilitate four units to be sold to low and moderate income persons. The program will target female-

headed and single-parent households. All program participants will receive homeownership counseling and home maintenance materials. This award will provide for the continuation of an existing program.

Community Development Block Grant (CDBG) Awards

City of Marion

HD-000-005

CDBG Amount Requested: \$384,120.00
CDBG Amount Recommended: **\$384,120.00**

Total Project Costs: \$485,825.00

Primary Project County: Grant
Project Name: Flannery-Keal Home
Housing Activity: Emergency Shelter - New Construction
Anticipated # of Assisted Units: 20

The City of Marion will use CDBG funds to construct a new 20-bed emergency shelter for homeless women with children and victims of domestic violence. A state of the art security system including parameter monitoring, cameras, and an intercom system will secure the property and structure. The City will partner with Family Service Society, Inc. to provide individual, family and group counseling services in conjunction with the shelter.

Monroe County

HD-000-006

CDBG Amount Requested: \$12,639.00
CDBG Amount Recommended: **\$12,639.00**

Total Project Costs: \$13,904.00

Primary Project County: Monroe
Project Name: Middle Way House
Housing Activity: Emergency Shelter - Rehabilitation
Anticipated # of Assisted Units: 22

Monroe County is requesting funds for rehabilitation of the 22-bed Middle Way House emergency shelter for victims of domestic violence and sexual assault. Specifically, funds will be used to improve plumbing, heating, air conditioning, and floor coverings at the shelter. Middle Way House will target low to moderate income homeless women and female-headed households.

Town of Walkerton

HD-000-007

CDBG Amount Requested: \$500,000.00
CDBG Amount Recommended: **\$500,000.00**

Total Project Costs: \$1,579,596.00

Primary Project County: St. Joseph
Project Name: West York Neighborhood Revitalization Project
Housing Activity: Rental Rehabilitation
Anticipated # of Assisted Units: 30

The Town of Walkerton will use CDBG funds to rehabilitate 30 rental units. These units will be targeted to single parent households, female headed households, and the elderly. The Housing Assistance Office,

Inc. will serve as the subrecipient for this grant, and will acquire, rehabilitate, and manage the aforementioned units.

City of Winchester

HD-000-008

CDBG Amount Requested: \$300,000.00

CDBG Amount Recommended: **\$300,000.00**

Total Project Costs: \$330,000.00

Primary Project County: Randolph

Project Name: City of Winchester Housing Rehabilitation Project

Housing Activity: Owner-Occupied Rehabilitation

Anticipated # of Assisted Units: 16

The City of Winchester will use CDBG funds to rehabilitate approximately 16 owner-occupied homes. The City's priority is to serve low-income families, elderly, disabled, and female-headed households. The City has chosen to offer forgivable loans averaging \$15,000 per home, not to exceed \$40,000. Loans \$15,000 and over shall be forgiven at a rate of 10% per year for one through ten years and a rate of 20% per year over 5 years for loans under \$15,000. This will be the first rehabilitation project of its kind for the City of Winchester.